NAME AND ADDRESS OF NEW OWNER:
Cavalry Banking
114 West College Street
Murfreesboro, Tennessee 37130

THIS INSTRUMENT PREPARED BY:
George H. White, P.C.
Attorney at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map No. 70-9
Parcel 34

Davidson County DEEDTRS
Recvd: 09/13/01 09:11 2pgs
Fees:13.00 Taxes:333.00
20010913-0099773

TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the indebtedness described in and secured by that certain Deed of Trust executed by Eric A. Ramirez, to M. Glenn Layne, Trustee, recorded in Book 11385, page 856, the Register's Office of Davidson County, Tennessee, embracing the real estate hereinafter described, and Cavalry Banking, the holder of said indebtedness having declared the entire unpaid balance immediately due and payable and the same having not been paid; and

WHEREAS, the undersigned being directed so to do by the holder of said debt, advertised said property for sale for a period of twenty one (21) days by publication duly and regularly made in a newspaper in Nashville, Davidson County, Tennessee, and proceeded at the time and place and upon the terms setforth in said advertisement, that is at 11:00 a.m. on the 7th day of September, 2001, at the front door of the courthouse in Nashville, Tennessee to offer the hereinafter described property for sale to the highest and best bidder for cash, and free from all homestead exemption and equitable and statutory redemption and whereupon Cavalry Banking, became the highest, best and last bidder thereon at the bid and sum of Ninety Thousand and 00/100 Dollars ($90,000.00) and thereupon was declared to be the purchaser of said property at said amount.

NOW, THEREFORE, in consideration of the premises and the sum of Ninety Thousand and 00/100 Dollars ($90,000.00), cash in hand paid which was applied on said debt and the expenses of said sale, the undersigned, **M. Glenn Layne, Trustee**, has bargained and sold and does hereby transfer and convey to **Cavalry Banking**, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, to-wit:

> BEGINNING at the southerly margin of Lincoln Avenue and the NE corner of a Tract conveyed to Cole of record in Book 3762, page 151, said point being the NW corner of the within described tract; thence along the easterly margin of Cole S 32° W 200 feet to a point; thence N 58° W 95 feet to a point; thence S 32° W 170 feet; thence S 58° E 275 feet; thence N 32° E 170 feet; thence N 58° W 90 feet; thence N 32° E 200 feet to the southerly margin of Lincoln Avenue; thence N 58° W 90 feet to the point of beginning.

Being the same property conveyed to Eric A. Ramirez, unmarried, by deed appearing of record in Book 11385, page 853, of the Register's Office of Davidson County, Tennessee.

This property has an address of 3225 Lincoln Avenue, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its successors and assigns, forever, together with the benefit of all of the covenants and warranties as contained in the aforesaid Deed of Trust; but the undersigned conveys as Trustee only and is not bound personally upon any of the covenants or warranties.

Said sale was made for the purpose of satisfying said indebtedness, and was subject to any and all unpaid taxes.

IN WITNESS, WHEREOF, this instrument is executed this the 12th day of September, 2001.

M. Glenn Layne, Trustee

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 12th day of September, 2001, before me personally appeared M. Glenn Layne, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing Trustee's Deed, and acknowledged that he executed the same as his free act and deed.

12th WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the day of September, 2001.

Notary Public

My commission expires: 3/25/02

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $90,000.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 12th day of September, 2001.

Notary Public

My commission expires: 3/25/02